



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, November 09, 2023 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of November, 2023.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:36 p.m.

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Maria Kindel
Michael Jablonski

ABSENT

Jim Griffith

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Anaïs Starr, Planner II
Roné Tromble, Admin. Tech. IV
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Awet Frezgi, Traffic Engineer
Bryce Holland, Multimedia Specialist

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CONSENT ITEMS

Chair Bird asked if any Commissioners wished to remove any items from the Consent Docket. Mr. Jablonski asked to remove Item 3, SFP-2324-7. Chair Bird asked if any members of the audience wished to remove any items; there were no requests.

Motion made by Jablonski, seconded by McDaniel, to remove Item 3, SFP-2324-7 from the Consent Docket, and approve Item 1, October 12, 2023 Minutes, and Item 2, SFP-2324-6.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to remove Item 3 from the Consent Docket, and approve Items 1 and 2 passed by a vote of 8-0.

Minutes

1. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of the Minutes of October 12, 2023 Regular Planning Commission Meeting.

ITEMS SUBMITTED FOR THE RECORD:

1. October 12, 2023 Planning Commission Minutes

This item was adopted on the Consent Docket by a vote of 8-0.

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Short Form Plats

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-6: Consideration of a Short Form Plat submitted by Hunter Miller Family, L.L.C. (Arc Engineering Consultants, L.L.C.) for Eshelman Place, for approximately 1.575 acres of property located on the south side of West Lindsey Street approximately 133' east of South Berry Road.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

This item was adopted on the Consent Docket by a vote of 8-0.

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3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of SFP-2324-7: Consideration of a Short Form Plat submitted by Abigail and Gregory Wampler (Bobby Skaggs) for Wampler Estates, A Replat of Tract 2, Wildwood Estates Third Addition, for approximately 1.66 acres of property generally located on the north side of East Rock Creek Road east of Wildwood Drive.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

PRESENTATION BY STAFF: None

PRESENTATION BY THE APPLICANT: None

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski felt that granting this would change the character of the area. Ms. Bird felt this was an appropriate request.

Motion made by McDaniel, seconded by Jablonski, to approve SFP-2324-6, the Short Form Plat for Wampler Estates, a Replat of Tract 2, Wildwood Estates Third Addition.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to approve SFP-2324-6 passed by a vote of 8-0.

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NON-CONSENT ITEMS

SPUD Zoning

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-29: 463 Elm, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to SPUD, Simple Planned Unit Development, for 13,430 sq. ft. of property located at 463 Elm Avenue.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-B

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. One protest was received which represented 1.3% of the notification area.

PRESENTATION BY THE APPLICANT: Mark Krittenbrink, 428 W. Eufaula, representing the applicant, presented the project.

AUDIENCE PARTICIPATION:

Marty Sullivan, 457 Elm, spoke regarding a meeting Mr. Krittenbrink held with the neighborhood and concessions that were made. He was concerned the property would have an absentee owner. He was concerned that the property would be occupied by students. He was also concerned about the hours of construction.

Jayne Crumpley, 423 Elm, thought it is a good project. She also spoke about the neighborhood meeting and the concessions made. She requested that Habitat be allowed to salvage anything in the existing house before it is removed. She was also concerned about construction hours.

Patricia Duncan, 468 Elm, was concerned with the absentee owner, the four bedrooms, and property values.

Joseph Walters, 468 Elm, thanked Mr. Krittenbrink for holding the neighborhood meeting. He expressed concern with the density of the proposal, and whether this would result in other similar developments in the neighborhood.

Rick Pendergraft, 458 Elm, on behalf of Kathy Chanes, spoke regarding the downzoning of this neighborhood.

Adam Ross, 3308 Winchester Circle, said he would like to live in the Core, but it is the most expensive area. This proposal would provide more supply without changing the neighborhood. He supports the project.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski spoke regarding the importance of infill projects. He thinks this proposal respects the neighbors and is a great project.

Mr. Brewer agreed with Mr. Jablonski, and added that it would be out of character with the neighborhood to develop one house to the maximum that would fit on the property. He also likes the project.

Ms. Bird noted the shared driveway with parking in the rear, which will be partially blocked from the street view. She thinks this is a thoughtful design.

Motion made by Jablonski, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-29 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-29 to City Council passed by a vote of 8-0.

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CCPUD Zoning

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-30: Tom S. & Marye Kate Aldridge Charitable & Educational Trust requests rezoning from CCFBC, Detached Frontage, to CCPUD, Center City Planned Unit Development, for 7,000 sq. ft. of property located at 321 W. Comanche Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-B

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes. The applicant has amended their submittal to show 65% impervious coverage so a variance to the coverage is no longer required. There were no protests filed.

Mr. Jablonski asked if the existing trees will remain.

Ms. Bird asked about the required build line (RBL). Ms. Starr explained that in the Detached Frontage, the RBL is not a specific number, but is based on the nearby properties.

PRESENTATION BY THE APPLICANT: Jake Aldridge, representing the applicant, indicated they plan to leave the existing trees. He has a law office at 324 W. Main Street. He plans to lease one side to his business partner, and the other side will be used when his family needs to come to Norman for meetings regarding the trust. More density allows more opportunities. We don't have enough housing opportunities in the Core.

AUDIENCE PARTICIPATION:

Jayne Crumpley, 423 Elm, expressed concern with the project. She noted that the existing trees in the front are incredible.

Rick Pendergraft, 458 Elm, noted that the project increases density, and we don't have the infrastructure to support increased density.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird spoke in support of the project, citing the decrease in impervious coverage from 65.5% to 65%, retention of existing trees, the parking in the back, and accessibility. She wishes they had held a Pre-Development meeting. She noted it is important to protect single family neighborhoods.

Mr. Jablonski spoke in support. He likes the greenspace, and noted it is locked in by the PUD.

Mr. Brewer spoke regarding the process surrounding the Center City Form-Based Code and the ad hoc committees that have met to recommend amendments to the code. He is concerned with the precedent this will set and cannot support it.

Mr. Jablonski asked about a duplex versus single family. Ms. Starr explained that this area allows single family, or single family with an ADU, but a duplex does not meet that definition. Ms. Bird noted that an ADU is limited to 650 sq. ft.

Ms. Kindel said she likes the design.

Mr. Jablonski suggested making one front door, with two doors inside, so it looks like a single house.

Motion made by Kindel, seconded by McClure, to recommend approval of Ordinance No. O-2324-30, with the total impervious coverage amended to 65%, to City Council.

Voting Yea: McDaniel, Parker, Bird, McClure, Kindel, Jablonski

Voting Nay: Brewer, McKown

The motion to recommend adoption of Ordinance No. O-2324-30, with total impervious coverage amended to 65%, to City Council was adopted by a vote of 6-2.

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CCPUD Zoning

6. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-31: Doyle's Electric requests rezoning from CCFBC, Urban General Frontage, to CCPUD, Center City Planned Unit Development, for property located at 122 W. Comanche Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-B

PRESENTATION BY STAFF: Anais Starr reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Matt Peacock, representing the applicant, explained the project.

Ms. Bird asked about egress from the gated area and safety of pedestrians. Mr. Peacock explained that the gates will swing into the site. It might be possible to paint stripes on the sidewalk to alert pedestrians.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird commented that this is a low traffic area. She likes the continuous frontage. This project will protect the applicant's vehicles.

Mr. Jablonski sees this as an upgrade to the area which could stimulate additional development.

Mr. Brewer commented it is a beautiful project and within the intent of the Form-Based Code.

Motion made by McDaniel, seconded by Kindel, to recommend adoption of Ordinance No. O-2324-31 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-31 to City Council passed by a vote of 8-0.

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The meeting recessed from 8:34 to 8:46 p.m.

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NORMAN 2025, SPUD & Alley Closure

7. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-63: Hampton Homes, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Office Designation to High Density Residential Designation for 1.48 acres of property located at 2281 36th Avenue N.W.
8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-20: Hampton Homes, L.L.C. requests rezoning from C-1, Local Commercial District, to SPUD, Simple Planned Unit Development, for 1.48 acres of property located at 2281 36th Avenue N.W.
9. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-25: Campbell Investments, L.L.C. requests closure of a portion of a platted alley in Lots 4 and 5, Block 1, Prairie Creek Addition, located at 2281 36th Avenue N.W.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird reported that staff has requested postponement of these items to the December 14, 2023 meeting.

Motion made by Jablonski, seconded by Kindel, to postpone Resolution No. R-2324-63, Ordinance No. O-2323-20, and Ordinance No. O-2324-25 to the December 14, 2023 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to postpone Resolution No. R-2324-63, Ordinance No. O-2324-20, and Ordinance No. O-2324-25 to the December 14, 2023 Planning Commission meeting passed by a vote of 8-0.

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NORMAN 2025, CR Zoning & Preliminary Plat

10. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-25: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6)(Community Separator) for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Staff Report
3. Pre-Development Summary

11. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-9: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 35.56 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Pre-Development Summary

12. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-1: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for SHOPPES AT INDIAN HILLS for 156.91 acres of property generally located at the Southeast corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat – The Shoppes at Indian Hills
3. Staff Report
4. Conceptual Site Plan
5. Transportation Impacts

NORMAN 2025, CR Zoning & Preliminary Plat

13. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-26: Shaz Investment Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential Designation to Commercial Designation, and removal from Special Planning Area 6 (SPA-6) (Community Separator) for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Staff Report
3. Pre-Development Summary

14. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-10: Shaz Investment Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, to CR, Rural Commercial District, for 22.51 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Conceptual Site Plan
4. Pre-Development Summary

15. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-2: Consideration of a Preliminary Plat submitted by Shaz Investment Group, L.L.C. (Crafton Tull) for INDIAN HILLS MARKET for 93.94 acres of property generally located at the Southwest corner of Indian Hills Road and 12th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Conceptual Site Plan
5. Transportation Impacts

PRESENTATION BY STAFF: Lora Hoggatt reviewed the staff reports for the companion projects at the southeast and southwest corners of Indian Hills Road and 12th Avenue N.E., a copy of which is filed with the minutes.

Mr. Jablonski asked about the zoning overlay district. Ms. Hudson explained SPA-6, which requires a 400' setback from the center of Indian Hills Road.

Ms. Bird asked about the WQPZ. Todd McLellan noted that the applicants are not proposing to develop in the WQPZ.

PRESENTATION BY THE APPLICANT: Sean Rieger, Rieger Law Group, representing the applicant, explained the projects.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski expressed concern that these projects could spur more development. He was concerned that we need more infill versus more sprawl.

Ms. Kindel noted that these projects are in Ward 6. She felt the area was appropriate for more development.

Motion made by McKown, seconded by Kindel, to recommend adoption of Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-25, Ordinance No. O-2324-9, and PP-2324-1, the preliminary plat for SHOPPES AT INDIAN HILLS, to City Council passed by a vote of 8-0.

Motion made by McKown, seconded by Parker, to recommend adoption of Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-26, Ordinance No. O-2324-10, and PP-2324-2, the preliminary plat for INDIAN HILLS MARKET, to City Council passed by a vote of 8-0.

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NORMAN 2025, PUD & Preliminary Plat

- 16. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2324-64:** Alliance Development Group, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation, and from Future Urban Service Area to Current Urban Service Area, for approximately 10.02 acres of property generally located at the Northwest corner of 36th Avenue N.W. and Franklin Road.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
2. Staff Report
3. Pre-Development Summary

- 17. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-23:** Alliance Development Group, L.L.C. requests rezoning from A-2, Rural Agricultural District, and PUD, Planned Unit Development (O-0910-14), to PUD, Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-G

- 18. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-8:** Consideration of a Preliminary Plat submitted by Raven Investments, L.L.C. (SMC Consulting Engineers, P.C.) for BRIDGEVIEW AT CARRINGTON, A Planned Unit Development, for approximately 369.74 acres of property generally located East of 48th Avenue N.W., South of Indian Hills Road, North of Franklin Road, and West of 36th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan

Motion made by Jablonski, seconded by Parker, to allow Ms. McKown to recuse on these items.

Voting Yea: Brewer, McDaniel, Parker, Bird, McClure, Kindel, Jablonski
Abstaining: McKown

The motion to allow Ms. McKown to recuse passed by a vote of 7-0. Ms. McKown vacated her seat.

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Gunner Joyce, Rieger Law Group, representing the applicant, presented the project.

Richard McKown, 4409 Cannon Drive, provided additional information on the project, including some of their plans for the open space/detention areas.

Ms. Bird asked about maintenance of the green alleys. Mr. Joyce explained they will be maintained by a Property Owners Association.

AUDIENCE PARTICIPATION:

Adam Ross, 3308 Winchester Circle, spoke regarding the outward development following the highway. He also spoke about development he has seen in England, and regarding supporting transportation options for residents.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Kindel spoke in support of the project, especially the green space and using the floodplain/drainage areas as an opportunity for activity.

Mr. McClure commented that he would love to live in the development.

Mr. Jablonski thinks it is a great project. He likes the ADUs, and leaving untouched areas for existing wildlife.

Ms. Bird likes the community feel of the backyards. She also spoke about the proximity of this development to Franklin Woods. She likes the ADUs. Although there is no public park, the development still has amenities.

Motion made by Parker, seconded by Kindel, to recommend adoption of Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8 to City Council.

Voting Yea: Brewer, McDaniel, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Resolution No. R-2324-64, Ordinance No. O-2324-23, and PP-2324-8, the preliminary plat for BRIDGEVIEW AT CARRINGTON, a Planned Unit Development, passed by a vote of 7-0.

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Ms. McKown resumed her seat.

SPUD Zoning

19. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-26: Kappa Alpha Theta requests rezoning from R-2, Two-Family Dwelling District (845 Chautauqua), R-2, Two-Family Dwelling District with Special Use for Off-Street Parking (823 Chautauqua), and RM-2, Low Density Apartment District with Special Use for Off-Street Parking (748 College), to SPUD, Simple Planned Unit Development, for 1.20 acres of property located at the Northeast corner of Chautauqua Avenue and Parsons Street (823 & 845 Chautauqua, and 748 College).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-D

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT: Gunner Joyce, representing the applicant, presented the project. Shannon Polley spoke regarding the plan for the exterior appearance. Nick Hudacko, GH2 Architects, provided additional information.

Mr. Brewer asked about lighting. Mr. Hudacko said they intend to have no spillover. Mr. Joyce added that they will meet the commercial outdoor lighting requirements.

Mr. Brewer asked about signage. Mr. Joyce responded that they will have identification signs.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Jablonski appreciated that they intend to work with the existing features on the site.

Motion made by Kindel, seconded by McClure, to recommend adoption of Ordinance No. O-2324-26 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-26 to City Council passed by a vote of 8-0.

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NORMAN 2025, C-2 and RM-6 Zoning, & Preliminary Plat

20. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

21. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-27: Shaz Investment Group, L.L.C. requests rezoning from PUD, Planned Unit Development (O-1011-43), to C-2, General Commercial District (25.12 acres) and RM-6, Medium Density Apartment District (14.82 acres), for property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

22. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of PP-2324-9: Consideration of a Preliminary Plat submitted by Shaz Development Group, L.L.C. (SMC Consulting Engineers, P.C.) for WHISPERING TRAILS ADDITION for 39.94 acres of property generally located near the Northeast corner of Indian Hills Road and 48th Avenue N.W.

The applicant has requested postponement to the December 14, 2023 Planning Commission Meeting

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Jablonski, seconded by McKown, to recommend postpone Resolution No. R-2324-75, Ordinance No. O-2324-27, and PP-2324-9 to the December 14, 2023 Planning Commission meeting.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Kindel, Jablonski

The motion to recommend adoption of Ordinance No. O-2324-26 to City Council passed by a vote of 8-0.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

None

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 10:10 p.m.

Planning Commission